

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Lake Street Place

2. Name of applicant:

Rick Chesmore

Chesmore | Buck Architecture

3. Address and phone number of applicant and contact person:

27 100th Ave NE, Suite 100

Bellevue, WA 98004

425.679.0907

4. Date checklist prepared:

April 2013

5. Agency requesting checklist:

City of Kirkland

6. Proposed timing or schedule (including phasing, if applicable):

The proposed Lake Street Place development will occur in two Phases. Phase I will be started as soon as possible, subject to City of Kirkland permitting processes, and should start Fall of 2013. Phase II will be constructed as soon as possible after Phase I, subject to securing financing with pre-leasing and City of Kirkland permitting processes.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Geotech report, Traffic Concurrency review, a Traffic Impact Analysis and an Acoustical study have been or will be prepared for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Kirkland Design Review Board approval, City of Kirkland Concurrency Review, SEPA and City of Kirkland building permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The nature of the Lake Street Place project is threefold: add office area to the existing Kirkland Waterfront Market building (Phase I), remodel and expand the existing Hector's restaurant building and construct a new parking garage with integrated retail and office uses (Phase II).

Lot A: 150 Lake St S. (Phase I)

The Kirkland Waterfront Market (KWM) building is proposed to add two new floors above the northern portion of the existing building and a 20ft wide 4 story addition to the north side of the existing building. This new space will provide an additional 950 sf of restaurant space at the first level and an additional approx. 13,400 sf of office space above the first and second floor levels.

Lot B: 112 Lake St S. (Phase II)

The Hector's building is proposed to expand and provide approx. 6,950 sf of new restaurant space on the first floor, approx. 8,150 sf of new office space on the 2nd floor, and approx. 8,150 sf of new office space on each of the 3rd and 4th floors. We propose to keep the original portion of the Hector's building and a modified portion of the previously approved two story street façade along Lake Street from our DRB approval in 2009.

Lot C: 115 Main St. (Phase II)

The new Main Street Building (MSB) is proposed to be built over the existing parking lot behind the expanded Hector's building and Kirkland Waterfront Market buildings. It is proposed to provide approx. 15,401 sf of retail, and/or office space on the first floor, provide approx. 252 parking stalls on 4 tiers of above grade parking and be topped by approx. 18,000 sf of office space. This building will provide parking required for all three lots and buildings. In addition, a pedestrian retail/restaurant experience will be created in a courtyard between the expanded Hector's building and KWM leading to the retail spaces and elevator lobby of the Main Street building.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

112 Lake Street S, 150 Lake Street S & 115 Main St

NW 08-25-05

City of Kirkland, County of King, State of Washington

See attached legal descriptions

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (circle one) (Flat, rolling, hilly, steep slopes, mountainous, other)
- b. What is the steepest slope on the site (approximate percent slope)?
Approx. 4% (slight slope from east to west)
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Alderwood - gravelly sandy loam
Clay
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The existing parking lot will be cleared and graded to remove approx. 5ft of soil at the east edge of the site, reducing to no grading at the west edge of the site. This clearing and grading will result in approx. 5,447 cubic yards of excavation. No fill is required.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The site is generally flat and surrounded by development and hardscape so no erosion should occur. Also, Temporary Erosion & Sediment control measures will be used during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approx. 99%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary Erosion & Sediment control measures will be used during construction.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
There may be some dust during construction (during grading & excavation). Construction equipment will emit exhaust (temporarily). Automobile exhaust will be discharged from the MSB parking garage near the roof by a mechanical ventilation system. Grease hood exhaust will be discharged from any restaurant uses on site; currently 3 sources exist (1 at Hector's & 2 at KWM) and 2 more planned (1 additional at Hector's & 1 at MSB).
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There is automobile exhaust discharge from Lake Street S, Main St, the alley and the drop off area at the neighboring Merrill Gardens 201 building on Main St. There is also a parking garage ventilation discharge from BofA/101 located across the alley and one to the east from the Portsmouth Condominiums. There are numerous gas fireplace discharges from neighboring residential units on the east & south sides.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Automobile exhaust from the parking garage will be discharged as high as possible and not at grade level. Required building exhausts will be located away from property lines as required by code. Restaurant exhausts are oriented to adjacent street sides of the property and discharge vertically and not towards adjacent properties. Building entries and mechanical system intakes are generally located away from off-site sources of emissions as well.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Washington is nearby

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, Lake Washington in approx. 250'-300' away

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from roofs and discharged to the municipal storm water system. Storm water from the hardscaped plaza/courtyard area will either be collected by drainage basins or run to the street curb and gutter where it will enter drainage basins, both of which are/will be connected to the municipal storm water system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No, there are no anticipated sources of waste located on the roofs or in the hardscaped areas.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Phase I has approx. 1,000sf of planter area on the roof and Phase II has an additional 2,235sf of planter area on the roof that will help reduce and/or slow runoff. Otherwise the entire site is impervious area so all surface and runoff water will be handled by engineered storm water systems.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing parking lot landscaping will be removed and consists of:

(9) non-significant deciduous trees

Approx (30) decorative native grass plants

& Decorative plants in planters will be displaced or moved

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Areas of native plants are proposed on the rooftop and rooftop edible gardens are proposed to supply restaurants with greens & herbs. Planters of various sizes will be located throughout the finished project containing a wide variety of native and decorative plants.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: Seagulls
mammals: deer, bear, elk, beaver, other: None
fish: bass, salmon, trout, herring, shellfish, other: None

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, some heating, hot water, vertical conveyance and operating mechanical systems. Natural gas will be used for some heating and cooking in the restaurants.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

High-efficiency Mitsubishi City Multi VRS mechanical systems will be used in all office areas. Light colored roofing will reflect radiant heat, reducing heating loads and need for cooling. Water efficient drought tolerant landscaping will be used in many areas.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe special emergency services that might be required.

Typical emergency services (police, fire, medical) may be required.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic on Lake St S.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise is anticipated on a short-term basis. Long-term noises include: increased traffic using the parking garage entry/exit off the alley (more intense during morning and evening rush hours); mechanical system operations including: parking garage ventilation (primarily during business hours), restaurant hood exhaust (from morning to 10pm) and air conditioning equipment (primarily during business hours); increased seasonal (less than 6 months/year) restaurant patio seating areas along Lake St S (used from mid-afternoon to 10pm). Also, similar patio seating noise may be associated with seasonal roof top patio usage.

- 3) Proposed measures to reduce or control noise impacts, if any:

Traffic noise will mainly occur during business hours with peaks during rush hours in the morning and evening and is not anticipated be an impact after 10pm. The above ground parking garage is fully enclosed to minimize noise (and other factors associated with cars) affecting neighboring residential uses. Mechanical system components that generate noise will be located away from property lines and screened where required and will mainly operate during business hours and will comply with City and/or State noise ordinances. Seasonal noises associated with street side and roof top patio areas will also comply with City noise ordinances. See attached Acoustic Study.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Retail, restaurant, office and surface parking.

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

Structures located on site include:

Hector's building – 2 story masonry building built in the early 1900's with a 1-story addition built later

Kirkland Waterfront Market – 2 story brick clad steel structure built in 1987 and remodeled in 2010

Surface parking lot – built with Kirkland Waterfront market and reconfigured in 2010.

- d. Will any structures be demolished? If so, what?

The addition portion to the early 1900's Hector's building will be demolished to make room for the new Hector's building addition. The parking lot will be demolished for the new Main Street Building.

- e. What is the current zoning classification of the site?

City of Kirkland: CBD-1B (Central Business District)

- f. What is the current comprehensive plan designation of the site?

Commercial

- g. If applicable, what is the current shoreline master program designation of the site?

None

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?
The completed project will provide work space for approx. 625 persons (adding approx. 400 persons to the existing project site).
- j. Approximately how many people would the completed project displace?
Zero
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
All uses are allowed outright by the Land Use Code and the project has been reviewed and approved by the Design Review Board.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Zero
- c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height occurs on the Main Street Building and is 59ft (55ft height limit + 4ft allowable roof top appurtenance) above grade measured at the mid-point of the building frontage (per Kirkland Zoning code). Since there are three buildings in the development each articulated in 2 or 3 ways there are numerous exterior building materials proposed which include: brick, exterior plaster, CMU block, wood siding, painted paneling, and steel & glass windows systems.
- b. What views in the immediate vicinity would be altered or obstructed?
The Phase 1 Portsmouth condo building located to the southeast has a view covenant protecting their west views but will lose 2 or 3 of 5 floors of views to the north towards downtown Kirkland. The Phase 2 Portsmouth condo building located to the east will lose 3 of 5 floors of views to the west towards Lake Washington and the Olympic Mountains. Merrill Gardens 201 apartments across Main St. to the east will lose their remaining views to the west. BofA/101 apartments located to the north across the alley will lose their views to the south.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The project was reviewed and approved by the Design Review Board during a 17 month review process. The DRB reviewed project height, massing, materials and overall aesthetics. During this process significant improvements were made to the facades facing the adjacent residential uses that will be losing their views in addition to removing a roof top parking area and stepping the top floor back 10ft & 20ft and incorporating upper story balcony areas. The building has also been stepped back from the street as required by code to preserve Lake Street's 2-story character. Significant effort has also been made to articulate vertical walls and reduce the impact of office windows looking out to adjacent residential uses.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is partially shaded by taller adjacent buildings on the east and south sides, so should not produce glare on these sides. On the west side, some glare may be created by west facing glazing from the late afternoon setting sun. This reflected light may be cast upon the neighboring properties to the west across Lake Street S. Also, exterior building lighting will mainly be by down lights at pedestrian level and balcony and patio spaces and the light should not leave the property.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Any glare on the west side of the building will be cast perpendicular to Lake Street S, so should not create a safety hazard to motorist on Lake Street S. Also, lighting levels are intended for pedestrian uses and should not be bright enough to cause safety hazards or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

The neighboring condo building to the east (Phase I Portsmouth) is taller than the proposed building and may cast glare created from west facing glazing by the late afternoon sun upon the proposed building.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The proposal is heavily articulated on the west façade with deep set windows, deep overhangs, balconies, exterior solar control devices and the upper stories are set back from the street which all will help reduce the amount of glare that leaves the property. Exterior building lights will be located so that artificial light does not cast onto neighboring properties. Also, indoor solar control shades will protect occupants from glare from neighboring buildings as well.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Walking, running, biking, sailing, swimming and shopping are all recreational activities that take place in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None, the proposed project hopes to take advantage of recreationalists and provide them with a destination to meet before, during or after their recreational activities.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The site is served by Lake Street South and Main Street via the service alley on the north side of the property. The proposed parking garage entry is located off the alley approx. halfway between Lake Street S and Main St. See attached site plan.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, the Kirkland Transit Center is located just 2 blocks away.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
An existing surface lot with 85 stalls will be demolished and 252 stalls will be provided in the proposed enclosed parking garage. One new parallel parking stall will be constructed on Lake St S. and 4 pull in stalls will be eliminated at the Main St turnaround to open up retail frontage to the street.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No new street or road improvements are planned, however frontage improvements are planned at adjacent streets.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
See attached Traffic Impact Analysis.
- g. Proposed measures to reduce or control transportation impacts, if any:
See attached Traffic Impact Analysis.

15. Public services

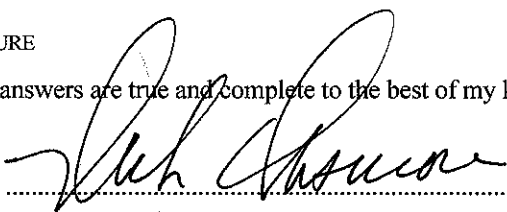
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The proposed project is larger than the existing buildings so may require more fire protection services and more police services. The proposed project is a commercial project, so no foreseen impact on schools or health care.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
All buildings will be protected with fire sprinklers and fire alarm systems which may reduce fire protection service impacts.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
All available utilities will be utilized by the proposed project.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 6-07-13

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is unlikely to increase discharge to water because there will not be a significant change to the impervious area and there is not any erosion or any hazardous uses on site. There will be some increase in emissions to the air due to extra car trips generated by the increase in building area (see attached Traffic Impact Analysis). There should not be any production, storage or release of hazardous substances. There will be slightly more noise produced on site due to additional required mechanical units.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will provide more planter area and have more plant life than currently exists on site. Animals, fish and marine life should not be impacted by the proposal.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Existing plants may be relocated on site. Animals, fish and marine life should not be impacted by the proposal.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal expands the current building(s) and creates a new parking garage all of which will require additional mechanical systems, light fixtures and plumbing fixtures which will result in an increase of energy use.

Proposed measures to protect or conserve energy and natural resources are:

The proposed mechanical system will be a high efficiency Mitsubishi City Multi VRF system capable of heating and cooling at the same time on-demand. Lighting will comply with the Washington State Energy code and include high efficiency lamps and occupancy sensors to reduce energy usage. The majority of plumbing fixtures will be low flow fixtures to reduce water use. Also, low-e glazing will reduce solar heat gain reducing demand on the mechanical system.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will not affect any of the listed areas because there are none in the immediate vicinity.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect existing land and shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will provide more Office, Retail and Restaurant space which will cater to more tenants and patrons, therefore there will be more vehicle trips generated which will increase demands on transportation (see attached Traffic Impact Analysis). The impact on public services and utilities is minimal as the site is currently serviced by all required public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

See attached Traffic Impact Analysis

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None

NEW LEGAL DESCRIPTIONS
(SURVEYOR'S RECOMMENDED DESCRIPTIONS)

LOT A:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF LAKE AVENUE AS SHOWN ON THE PLAT OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER ADDITION, DIVISION NO. 25, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON, AND THE SOUTHERLY LINE OF AN ALLEY CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 149795, AS PROVIDED BY ORDINANCE NO. 212 OF THE CITY OF KIRKLAND; THENCE N89°39'00"E ALONG SAID ALLEY LINE 160.81 FEET; THENCE S87°39'00"E ALONG SAID ALLEY LINE 82.49 FEET TO THE WESTERLY LINE OF PIONEER STREET AS SHOWN UPON THE PLAT OF SAID BURKE & FARRAR'S KIRKLAND BUSINESS CENTER ADDITION, DIVISION NO. 25; THENCE S01°39'30"E ALONG SAID WESTERLY LINE 245.29 FEET TO THE NORTH LINE OF LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-86-36, AS RECORDED UNDER KING COUNTY RECORDING NO. 8605050568; THENCE S88°20'30"W ALONG SAID NORTH LINE 59.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°20'30"W ALONG SAID NORTH LINE 40.59 FEET; THENCE S01°39'30"E ALONG THE WEST LINE OF SAID LOT B 109.99 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SECOND AVENUE SOUTH; THENCE S88°20'30"W ALONG SAID NORTHERLY MARGIN 32.31 FEET TO SAID EASTERLY LINE OF LAKE AVENUE; THENCE N18°28'11"W ALONG SAID EASTERLY LINE 203.57 FEET; THENCE N88°20'30"E 131.77 FEET; THENCE S01°39'30"E 84.88 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT B:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF LAKE AVENUE AS SHOWN ON THE PLAT OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER ADDITION, DIVISION NO. 25, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON, AND THE SOUTHERLY LINE OF AN ALLEY CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 149795, AS PROVIDED BY ORDINANCE NO. 212 OF THE CITY OF KIRKLAND; THENCE N89°39'00"E ALONG SAID ALLEY LINE 118.08 FEET THENCE S01°39'30"E 117.55 FEET; THENCE S18°31'22"E 51.83 FEET; THENCE S88°20'30"W 81.22 TO SAID EASTERLY LINE OF LAKE AVENUE; THENCE N18°28'11"W ALONG SAID EASTERLY LINE 142.32 FEET; THENCE N19°19'36"W ALONG SAID EASTERLY LINE 35.28 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LOT C:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF LAKE AVENUE AS SHOWN ON THE PLAT OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER ADDITION, DIVISION NO. 25, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON, AND THE SOUTHERLY LINE OF AN ALLEY CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 149795, AS PROVIDED BY ORDINANCE NO. 212 OF THE CITY OF KIRKLAND; THENCE N89°39'00"E ALONG SAID ALLEY LINE 118.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°39'00"E ALONG SAID ALLEY LINE 42.73 FEET; THENCE S87°39'00"E ALONG SAID ALLEY LINE 82.49 FEET TO THE WESTERLY LINE OF PIONEER STREET AS SHOWN UPON THE PLAT OF SAID BURKE & FARRAR'S KIRKLAND BUSINESS CENTER ADDITION, DIVISION NO. 25; THENCE S01°39'30"E ALONG SAID WESTERLY LINE 245.29 FEET TO THE NORTH LINE OF LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-86-36, AS RECORDED UNDER KING COUNTY RECORDING NO. 8605050568; THENCE S88°20'30"W ALONG SAID NORTH LINE 59.41 FEET; THENCE N01°39'30"W 84.88 FEET; THENCE THENCE S88°20'30"W 50.55 FEET; THENCE N18°31'22"W 51.83 FEET; THENCE N01°39'30"W 117.55 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.